

NOTICE OF
ANNUAL GENERAL MEETING

CYPRESS POINT ABC
STRATA PLAN NW 2050
Tuesday, December 4, 2018

Pavilion Club Lounge
7531 Minoru Boulevard
Richmond, B.C.

Meeting to Commence at 7:00PM
Registration to Commence at 6:30 PM

Notice of Meeting Package dated November 13, 2018

An agenda, along with various materials concerning the meeting are enclosed herewith. Please read the material carefully prior to the meeting, and bring it with you to the Annual General Meeting for reference.

PURPOSE: The purpose of the meeting is to consider special resolutions.

WHY YOU SHOULD ATTEND: Our bylaws state that if a quorum is not met within 15 minutes from the scheduled time, all owners present or represented by proxy - no matter how many or how few - will be the sole decision-makers of issues affecting all owners. (Bylaw 13.6)

VOTING: Except in cases where, under the Strata Property Act, a unanimous resolution is required, a vote for a strata lot may not be exercised if Strata Fees or Special Levies have not been paid and the Strata Corporation is entitled to register a lien against the Strata Lot.

PROXY: A document appointing a Proxy must be in writing and signed by the person appointing the proxy. It may be general or for a specific meeting or resolution and may be revoked at any time.

You may drop off your Proxy to the Cypress Office or fax it to 604 279 1553 by no later than 4:00 pm on December 4, 2018.

The Strata Council Members MAY ACT as your Proxy. A person who is **an employee** of the Strata Corporation, including a person providing Strata Management Services, **MAY NOT hold a Proxy.**

**STRATA COUNCIL MEMBERSHIP 2018
CYPRESS POINT ABC
STRATA PLAN NW 2050**

Gordon Farrell
President

Phone: 604 207 0392
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Vice President

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Richmond, BC V6Y 1Z3
(Mailing address only)

Phone: 604 279-1554
Fax: 604 279-1553
Email: cypresspoint@telus.net
Administrator: Audrey Montero

Office is located in the lobby of 7511 Minoru Boulevard (Building A)

Cypress Website is: http://www3.telus.net/public/NW2050/ Password for the minutes is their date in numeric form. e. g. August 17, 2017.pdf is 170817

2018 President's Message
Cypress Point - Strata NW2050

Please ensure that you have read the Treasurers' message containing many important topics.

There have been some unfortunate incidents involving water damage from leaks within suites this year. Repairs are expensive and take time because drywall needs to be opened to locate the wet areas and dry them out to prevent mold growth, etc.

Water leaks that originate in common property areas of the Strata buildings are covered by the Strata insurance. However, if there is damage inside an owner's suite, it will involve the owner's personal insurance provider as well. The two different insurance companies coordinate with each other and decide who will pay the various costs for cleanup and repairs.

Once a water pipe is attached to fixtures inside a suite, it becomes the responsibility of the home owner's insurance. A suite that has a leaking sink, valve, faucet, toilet, dishwasher or washing machine can cause water damage bills that often exceed \$10,000.00 and can go much, much higher. With no personal insurance an owner will be required to pay this out of their own pocket.

The Strata is required to get the repairs done right away to mitigate further water damage, and to prevent any safety hazards for all surrounding suite owners. The Strata has to pay the costs from our contingency fund, which all of our owners contribute to. The Strata council is obligated to demand repayment from an owner who has no personal insurance coverage. This could involve legal action and the placement of a lien on the owner's property where the leak originated.

I cannot express enough the importance for you to have personal home owner's insurance. It provides you with far more protection than just for water damage. In an event such as a building fire, it will provide supporting costs for you to live elsewhere during fire repairs that can take almost a full year.

Our 35 year old fire panels were updated in the three buildings this year. It was very difficult and expensive to obtain the old fire panel parts. Our new electronic technology fire panels are much more reliable and smarter. Please be aware that because of the age of our buildings, the fire panels do not automatically contact the fire department. Our fire panels only detect smoke and/or excessive heat and sound the alarm. If you hear the building alarms sounding, you MUST always call 911 and provide the address. Once the fire department arrives the new fire panels help the responders determine the approximate location inside the building where the alarm was triggered.

The Strata Bylaws were previously reorganized and updated, but more minor updating has been required. Updated bylaws will need to be accepted by a majority vote of owners at our Annual General Meeting and re-registered with the Province of British Columbia Land Title Office. At the AGM meeting we will be providing an overview of the changes with explanations.

I would like to thank all the volunteers who donated their time and energy. They make Cypress Point a better community and save the Strata money. They make the property safer and look better.

We will start the AGM at 7:00 PM and Daryl Foster, Strata Advisor for CHOA, will be chairing. If you are unable to attend, this package has a proxy form that can be filled out and given to the Strata Council to be included in the voting at the AGM.

Regards,
Gordon Farrell, President
Cypress Point - Strata NW2050

Condominium Home Owners' Association

Serving BC's Strata Owners since 1976

Bulletin: 200-115

Headline: The Importance of Unit Owners' Personal Insurance Publication

date: Winter 2014

Publication: CHOA

Journal **Written by:** BFL
Canada

What is a unit owner responsible for insuring? When owners are provided with the strata's insurance report, some mistakenly believe the corporation's insurance policy will protect their personal assets in the event of a loss; this is not the case.

Unit owners, whether living in the unit or as an investor, should always make sure their personal assets and liabilities are adequately protected by their own personal insurance policy.

A typical unit owner's policy provides a variety of coverage:

- Personal Property: in general terms, this coverage includes all the content items a unit owner brings into the unit or keeps in a storage locker on premises, such as furniture, electronics, clothing, etc.
- Additional Living Expenses: this coverage helps unit owners and their families deal with the extra expenses which can often result if the home is uninhabitable due to an insured loss or damage. Whether it is a fire or significant water damage due to no fault of their own, unit owners may have to move out while their unit is being repaired. In the case of an investment unit, this coverage helps pay the owner's rental income loss due to the tenant moving out.
- Improvements & Betterments: many unit owners spend considerable money making the unit their own; old carpet is replaced with hardwood flooring, cabinets and counter tops are updated and fixtures modernized to the 21st century. The unit owner's personal insurance policy provides coverage for these items, which are specifically excluded from coverage under all strata corporations' insurance policies.
- Strata Deductible Assessment: more and more strata corporations have by-laws in place to facilitate charging back the strata deductible to the unit owner responsible for a loss or damage. Unit owners or their tenants need not be liable in order for the deductible to be passed back, in many cases the mere fact the damage originates in the unit is sufficient to make the assessment valid. Strata deductibles can be as low as \$1,000 and as high as \$500,000. Unit owners need to ensure that the limit on their personal policies is sufficient to cover any strata deductible they may be responsible for (including earthquake).
- Personal Liability: at home or pretty much anywhere in the world, unit owners' policies also provide comprehensive protection for claims against them for property damage and bodily injury. Why get personal insurance? Because not getting it is much too risky and expensive. Protect yourself!

For more information on CHOA resources and benefits visit www.choa.bc.ca or contact the office at 1-877-353-2462 or email office@choa.bc.ca.

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Condominium Home Owners' Association

Serving BC's Strata Owners since 1976

Bulletin: 200-115

Things to Discuss with your Insurance Broker.

Each Unit Owner policy is different; it is imperative that owners ensure the limits of insurance on their Unit Owner policies are sufficient and that there are minimal gaps in coverage between the insurance of the unit owner and that of the Strata Corporation. Take some time to review the terms and conditions of your policy with your insurance broker. Here are some key questions to ask:

- 1) What is the limit of coverage provided to me for the Improvements and Betterments in my unit? Please note, unit owners are responsible for insuring the improvements they have made to their unit along with the improvements previous owners have made to the unit.
- 2) If my unit is uninhabitable due to an insured loss, what amount of coverage is provided for the Additional Living Expenses that I incur? This covers the necessary increase in living expense if you are unable to occupy your unit. Such costs could include hotel accommodation and moving household furniture.
- 3) If the strata suffers a loss that originates from my unit, what amount of coverage does my policy provide if I am charged back the strata's deductible? Please take a copy of the strata's insurance coverage with you so you can advise your broker of the strata's policy deductibles.
- 4) If there is damage in my unit, to original strata property (floors, ceilings, walls and NOT improvements and betterments or personal property), and this damage falls below the Strata Corporation's deductible, what amount of coverage does my policy provide to repair this damage? This coverage varies greatly from insurer to insurer and as we are seeing larger deductibles for strata corporations, this could be a very expensive repair for a unit owner. While an owner may recover financially after a \$3,000 repair if the strata's policy has a \$5,000 water/sewer deductible, being responsible for an \$18,000 repair if the strata's policy has a \$20,000 water/sewer deductible is another story entirely.
- 5) What is my limit of coverage provided for assessments made necessary by the Strata's Earthquake Deductible?

In the event of an earthquake, the Strata Corporation has a significant deductible; usually 10% - 15% of the insured value.

Please have a discussion with your broker. It is helpful to bring a copy of the strata's insurance policy with you. A copy of the strata's insurance coverage is often provided with your AGM Notice Package.

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This publication contains general information only and is not intended as legal advice. Use of this publication is at your own risk. CHOA will not be liable to you or any other person for any loss or damage arising from, connected with or relating to the use of this publication or any information contained herein by you or any other person.

2018 - Treasurer's Message

2018 was an eventful year financially for Cypress Point. As a result of the fire in Building B on January 25th, we had a couple of unplanned expenses. We ended up having to pay \$13,738.20 for the replacement of a structurally unsound beam that was discovered during the remediation of the suites that suffered fire and water damage. Because the insurance company and fire investigators could not conclusively determine the cause of the fire, we were required to pay the \$2,500 insurance deductible.

As is the case every year, we spent more than we anticipated in some areas and less in others which is normal. We had more income than we budgeted for which is always a plus but that was off-set by the above-mentioned unplanned expenses. If things run smoothly for the rest of the year, we are anticipating that we will end up breaking even as of December 31, 2018. If there ends up being a surplus, it will be added to the Contingency Fund and conversely, if there is a deficit, the amount would be subtracted from the Contingency Fund. I'm sure that you will be happy to learn that there will not be an increase in Strata Fees for 2019.

We thought that the survey of the Bldg. C slab was finished in 2018 but found out that the very first visit by Matson Peck and Topliss where they measured out and marked all the survey points didn't actually count as one of the 4 surveys. The fourth and final survey is scheduled for March of 2019. The reports to-date show that the slab is stable and that the noticeable deflection was probably there from the beginning when the slab was poured.

A couple of water leaks from the main water pipes have been detected in the first-floor ceiling in Bldg. B. It seems that they are at joints. After consulting with Rick from Corona Plumbing and Heating, council decided to replace the main water pipes as needed rather than doing a major repiping project. Since we had the Hytec Water Water Management system installed, leaky pipes have not been a major issue for the past three years and we are hoping that that will continue.

At the end of 2017, we had a surplus of over \$28,000 which was added to our CRF. We voted to use that surplus to have new fire panels installed in all three buildings which ended up costing \$22,516.20. There is just over \$5000 left in that account which council would like to use to replace some of the red exit signs with green running man signs.

We have had a several owners ask us when the carpets are going to be replaced and have received four quotes ranging from approximately \$90,000 to \$120,000. Because we do not want to drastically reduce our CRF, the only way we can see replacing the carpets, at this time, is if the owners agree to paying an assessment of approximately \$1200 per suite.

The Cypress Point Depreciation Report is posted on our website along with a list of corrections. As projects are completed, they are added to a list that our strata administrator has in the office and then they are posted online in order to keep the Depreciation Report and subsequent work, up-to-date.

We don't anticipate encountering any major problems in 2019 and are hoping that the year goes by smoothly.

Carole Borthwick,
Treasurer, NW2050



March 14, 2018

Audrey Montero
The Owners of Strata Plan NW 2050 Cypress Point
7651 Minoru Boulevard
Richmond, BC V6Y 1Z3

RE: **StrataSURE Renewal**
Policy #: CNW2050
Policy Period: April 30, 2018 to April 30, 2019

Dear Council Members & Owners,

We are pleased to enclose your renewal documents providing coverage effective April 30, 2018 along with our invoice.

Our policy has been specifically designed to meet the Strata's needs and requirements under the B.C. Strata Property Act. As part of the HUB Coastal StrataSURE Program, we are pleased to offer you the following benefits:

**Exclusive
Benefits**

Extended Replacement Cost 110%

\$1,000,000 Additional Living Expense

Priority Claims Service

**Policy
Enhancements**

Commercial General Liability limits are available up to \$30,000,000

Directors and Officers Liability limits are available up to \$20,000,000

Crime - Employee Dishonesty now includes \$1,000,000 limit

Crime - Robbery now includes \$60,000 limit

Legal Expense now includes \$1,000,000 limit

Cyber Liability now includes \$250,000 limit

Please note the various deductibles and limitations that apply to each coverage, and the list of optional coverage available.

Once you have reviewed the enclosed documents, please do not hesitate to contact us with any questions. We greatly appreciate your continued support.

Sincerely,

Scott Terry
Commercial Account Executive
(604) 269-1611
scott.terry@hubinternational.com

Enclosed

Policy No. CNW2050**Declarations**

Named Insured: The Owners of Strata Plan NW 2050 Cypress Point
 Mailing Address: 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3
 Location Address(es): 7511, 7531, 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3
 Policy Period: **April 30, 2018 to April 30, 2019** 12:01 a.m. Standard Time
 Loss Payable to: The Insured or Order in Accordance with the Strata Property Act of British Columbia.
 Insurers: As Per List of Participating Insurers Attached.
 Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

Insuring Agreements		Deductibles	Limit
PROPERTY COVERAGES - Form STR (10/17)			
All Property, All Risks, Extended Replacement Cost 110%, Bylaws		\$2,500	\$24,983,900
Additional Living Expenses		Included	\$1,000,000
Water Damage		\$10,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		\$10,000	Included
Earthquake Damage		15 %	Included
Flood Damage		\$25,000	Included
Key and Lock Replacement			\$25,000
BLANKET EXTERIOR GLASS INSURANCE - Form 820000 (02/06)			
	Residential	\$ 100	Blanket
	Commercial	\$ 250	Blanket
COMMERCIAL GENERAL LIABILITY - Form 000102-10 (06/12)			
Each Occurrence Limit		\$ 500	\$5,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>		\$ 500	\$5,000,000
Products & Completed Operations - <i>Aggregate</i>			\$5,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>		\$ 500	\$5,000,000
Non-Owned Automobile - SPF #6 - Form 335002-02- <i>Per Occurrence</i>			\$5,000,000
STRATA DIRECTORS & OFFICERS LIABILITY			
Primary Policy - Form NP-474164 (06/16) Excess - Master Policy # 530500785		Nil	\$20,000,000
ENVIRONMENTAL LIABILITY POLICY			
POLLUTION LEGAL LIABILITY			
Master Policy EIL 7230144, Form AGRC-PO 2001 Canada 11-14			
Limit of Liability – Each Incident, Coverages A-G		\$10,000 Retention	\$1,000,000
Limit of Liability – Each Incident, Coverage H		5 Day Waiting Period	\$250,000
Aggregate Limit			\$1,000,000
VOLUNTEER ACCIDENT INSURANCE COVERAGE STR (08/17)			
Personal Accident Limit - Maximum Benefit - Lesser of \$500,000 or 7.5x Annual Salary			\$500,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)		8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000			
Program Aggregate Limit			\$10,000,000
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION			
Employee Dishonesty - Form 500000 (08/14) / Excess - Form CE 14-02-4028		Nil	\$1,000,000
Broad Form Money & Securities - Form 500000 (08/14) / Excess - Form CE 14-02-4028		Nil	\$60,000
Program Aggregate Limit			\$10,000,000

Insuring Agreements	Deductibles	Limit
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost - Form C780016 (01/11)	\$1,000	\$24,983,900
II Consequential Damage, 90% Co-Insurance - Form C780032 (01/11)	\$1,000	\$25,000
III Extra Expense - Form C780033 (01/11)	24 Hour Waiting Period	\$100,000
IV Ordinary Payroll – 90 Days - Form C780034 (01/11)	24 Hour Waiting Period	\$100,000
PRIVACY BREACH SERVICES - Form PBE.25000 (10/16)	Nil	\$25,000
TERRORISM - Form LMA3030 (amended) (06/14)	\$1,000	\$500,000



President
Hub International Insurance
Brokers

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****

This policy contains a clause(s), which may limit the amount payable. This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Allianz Global Risks US Insurance Company business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract 1339W16, as arranged by BMS Group Ltd. business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Allianz Global Risks US Insurance Company business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract B1000P048142017, as arranged by Meridian Risk Solutions business in Canada. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Certain Lloyd's Underwriters under contract C500831601 27, as arranged by Hub International Insurance Brokers business in Canada. Policy Endorsements and Exclusions as per the applicable contract: Premium Payment Clause, Electronic Data Endorsement B, Electronic Date Recognition Exclusion (Edre), War And Terrorism Exclusion Endorsement, Biological Or Chemical Materials Exclusion, Sanction Limitation And Exclusion Clause, Microorganism Exclusion (Absolute), Service Of Suit Clause (Canada) (Action Against Insurer) and Several Liability Notice – see wording for details of exclusions.

DISCLOSURE NOTICE

The Financial Institutions Act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction. Hub International Insurance Brokers licensed as a general insurance broker by the Insurance Council of British Columbia. This transaction is between you and Aviva Insurance Company of Canada Policy No. CNW2050.

We have no interest in the above stated Insurance Company and the Insurance Company also has no interest in our Company.

The Financial Institutions Act prohibits the Insurance Company or our Company from requiring you to transact additional or other business with the Insurance Company or any other person or corporation as a condition of this transaction.

Upon completion of this transaction, Hub International Insurance Brokers will be remunerated by way of commission and/or fee, which will be paid by the insurer named above or by you, the customer.

We may work together with other appropriately licensed third parties in marketing of insurance products; we may share commissions and/or pay or receive fees as a result of a joint venture.

For more on how we get paid, including for information on contingent commissions we may receive from the insurer(s), please visit *How we get paid* at: www.hubinternational.com

March 14, 2018 - E&OE

**NOTICE OF ANNUAL GENERAL MEETING
OF THE OWNERS OF STRATA PLAN NW2050**

AGENDA



- 1) Call to Order
- 2) Certification of Proxies
- 3) Notice of Quorum
- 4) Proof of Notice of Meeting or Waiver of Notice
- 5) Introduction of the Head Table – Daryl Foster Strata Advisor for CHOA
- Audrey Montero, Administrator
- 6) Approval of November 29, 2017 Annual General Meeting Minutes with corrections on pages 22, 23, and 24 where the year 2017 should be 2018.
- 7) * Presidents Report for 2018 (included in AGM Package)
* Treasurer's Report for 2018 (included in AGM Package)
* Approval of the Proposed 2019 Cypress Point Operating Budget
* Presentation of the 2019 Cypress Point ABC and Woodridge Shared Facilities Budgets (As per the new agreement, the yearend surpluses / deficits are to be refunded / paid by no later than May 15th of the following year and the budgets issued by November 1st of each year)
- 8) Special Resolutions:
 - A. Presentation and Approval of the Disposition of the 2018 year end and accumulated funds re Cypress Operating Account surplus/deficit.
 - B. Presentation and Approval of the Disposition to of the 2018 year where the present bylaws are replaced with the bylaws included with this Annual General Meeting Package.
 - C. Presentation and Approval of bylaw 4.1(j) prohibiting the cultivation of cannabis.
 - D. Presentation and Approval of the amendment to bylaw 8.5 specifying the required grading for acoustic underlay.
 - E. Presentation and Approval of special levy to replace the carpeting in Buildings A, B, and C.
- 9) Election of Strata Council for 2019
- 10) Adjournment
- 11) Raffle

Balance Sheet (Accrual)
CYPRESS POINT - 12 - (nw2050)
August 2018

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AS OF THE 8TH MONTH ENDING August 31, 2018

ASSETS	
1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	68,052.33
1025-0000 Bank - Westminster - Contingency	261,178.81
1025-0030 Bank - Exterior Building	23,815.19
1025-0152 Bank - Fire Insurance	287,614.96
1028-0000 Bank - Special Levy	5,879.54
1028-0023 Bank - Remediation Project	351,923.02
1028-0024 Bank - Repipe Fund	63,472.96
1200-0000 Prepaid Insurance	29,019.45
1300-0000 Accounts Receivable	3,807.35
TOTAL ASSETS	1,095,268.61
LIABILITIES	
2010-0000 Accounts Payable	6,607.50
2040-0003 Due to Contingency-Insurance	29,019.45
2170-0000 Vacation Payable	1,411.20
2250-0000 Pre-Paid Fees	361.18
TOTAL LIABILITIES	37,399.33
OWNERS' EQUITY	
RESERVES	
3300-0000 Contingency Fund	261,178.81
TOTAL RESERVES	261,178.81
SPECIAL LEVY	
3402-0001 Special Levy Fund	28,395.74
3402-0005 Special Levy Expenses	-22,516.20
TOTAL SPECIAL LEVY	5,879.54
REPIPING FUND	
3402-3995 Repipe Fund	126,436.98
3402-3997 Repipe Fund Expenses	-62,964.02
TOTAL REPIPING FUND	63,472.96
FIRE INSURANCE	
3409-4061 Fire Insurance Funds	301,353.16
3409-4062 Fire Insurance Expenses	-13,738.20
FIRE INSURANCE TOTAL	287,614.96
EXTERIOR BUILDING	
3432-0051 Exterior Building Fund	62,758.73
3432-0053 Exterior Building Expenses	-38,943.54
TOTAL EXTERIOR BUILDING	23,815.19
FUTURE REMEDIATION PROJECT	
3432-0066 Future Remediation Project Income	351,923.02
TOTAL FUTURE REMEDIATION PROJECT	351,923.02
3500-0000 Net Income - Prior Years	36,503.47
3510-0000 Net Income - Current Year	27,481.33
TOTAL OWNERS' EQUITY	1,057,869.28
TOTAL LIABILITIES AND EQUITY	1,095,268.61

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Date: 10/01/18
Accountant: 
Property Manager: 

**Budget Comparison (Accrual)
CYPRESS POINT - 12 - (nw2050)**

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August 2018

AS OF THE 8TH MONTH ENDING August 31, 2018

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	37,395.24	37,395.24	0.00	0.00	299,161.92	299,161.92	0.00	0.00	448,742.82
4016-0000 Bank Interest Income	143.41	91.67	51.74	56.44	1,161.49	733.36	428.13	58.38	1,100.00
4016-0020 Sundry Income	0.00	258.33	-258.33	-100.0	7,621.27	2,066.64	5,554.63	268.78	3,100.00
4021-0000 Miscellaneous	0.00	0.00	0.00	0	60.00	0.00	60.00	0	0.00
4022-0000 Move in/out	50.00	83.33	-33.33	-40.00	300.00	666.64	-366.64	-55.00	1,000.00
4026-0500 Recreation Room Rental	0.00	0.00	0.00	0	74.00	0.00	74.00	0	0.00
TOTAL	37,588.65	37,828.57	-239.92	-0.63	308,378.68	302,628.56	5,750.12	1.90	453,942.82
OTHER									
4057-0000 Parking	510.00	625.00	-115.00	-18.40	4,197.50	5,000.00	-802.50	-16.05	7,500.00
4057-1000 Laundry Income	592.50	100.00	492.50	492.50	950.25	800.00	150.25	18.78	1,200.00
4058-0000 Lockers	690.00	660.00	30.00	4.55	5,565.00	5,280.00	285.00	5.40	7,920.00
TOTAL OTHER	1,792.50	1,385.00	407.50	29.42	10,712.75	11,080.00	-367.25	-3.31	16,620.00
TOTAL INCOME	39,381.15	39,213.57	167.58	0.43	319,091.43	313,708.56	5,382.87	1.72	470,562.82
TOWNHOUSE EXPENSES									
6318-0010 Gutter, Drains & Sewers	0.00	208.33	208.33	100.00	1,785.00	1,666.64	-118.36	-7.10	2,500.00
6319-0000 Exterior Maintenance	530.00	166.67	-363.33	-217.9	1,580.00	1,333.36	-246.64	-18.50	2,000.00
6319-0025 Structural Inspection	0.00	375.00	375.00	100.00	1,575.00	3,000.00	1,425.00	47.50	4,500.00
6319-0050 Chimney Cleaning	0.00	183.33	183.33	100.00	0.00	1,466.64	1,466.64	100.00	2,200.00
6319-0100 Dryer Vent Cleaning	0.00	120.83	120.83	100.00	0.00	966.64	966.64	100.00	1,450.00
6319-0150 Window/Skylight Mtnc	0.00	250.00	250.00	100.00	787.50	2,000.00	1,212.50	60.63	3,000.00
6319-0200 Exterior Window Washin	0.00	125.00	125.00	100.00	2,152.50	1,000.00	-1,152.50	-115.2	1,500.00
6319-0250 Parkade & Garage Door	0.00	166.67	166.67	100.00	1,299.38	1,333.36	33.98	2.55	2,000.00
6321-0000 Exterior Painting	0.00	41.67	41.67	100.00	0.00	333.36	333.36	100.00	500.00
6323-0000 Roof Maintenance	0.00	128.75	128.75	100.00	0.00	1,030.00	1,030.00	100.00	1,545.00
TOTAL OPERATING EXPS. - T.H.	530.00	1,766.25	1,236.25	69.99	9,179.38	14,130.00	4,950.62	35.04	21,195.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	1,023.75	2,083.33	1,059.58	50.86	12,351.15	16,666.64	4,315.49	25.89	25,000.00
6430-0025 Ground/Garden Supplies	0.00	83.33	83.33	100.00	455.44	666.64	211.20	31.68	1,000.00
6435-0000 Plant Replacement & Im	0.00	375.00	375.00	100.00	3,827.25	3,000.00	-827.25	-27.58	4,500.00
6435-0050 Landscaping Upgrade	0.00	500.00	500.00	100.00	0.00	4,000.00	4,000.00	100.00	6,000.00
6436-0000 Pest Control	0.00	166.67	166.67	100.00	1,325.40	1,333.36	7.96	0.60	2,000.00
6440-0000 Irrigation System	0.00	58.33	58.33	100.00	330.75	466.64	135.89	29.12	700.00
6442-0000 Hydrants	0.00	16.67	16.67	100.00	0.00	133.36	133.36	100.00	200.00
6446-0050 Parking Lot Maintenance	193.13	166.67	-26.46	-15.88	193.13	1,333.36	1,140.23	85.52	2,000.00
6455-0000 Snow Removal	0.00	83.33	83.33	100.00	2,157.23	666.64	-1,490.59	-223.6	1,000.00
TOTAL LANDS. & GROUNDS	1,216.88	3,533.33	2,316.45	65.56	20,640.35	28,266.64	7,626.29	26.98	42,400.00
REPAIR & MAINTENANCE- GENER									
6510-0017 General Interior Repair	0.00	416.67	416.67	100.00	5,823.42	3,333.36	-2,490.06	-74.70	5,000.00
6510-0150 Doors	0.00	208.33	208.33	100.00	630.00	1,666.64	1,036.64	62.20	2,500.00
6510-0210 R & M - Electrical	0.00	125.00	125.00	100.00	-290.00	1,000.00	1,290.00	129.00	1,500.00
6510-0405 Water Leaks - Buildings	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
6510-0410 R & M - Plumbing	0.00	416.67	416.67	100.00	2,165.33	3,333.36	1,168.03	35.04	5,000.00
6510-2025 Hytec Water System	1,988.57	2,000.00	11.43	0.57	15,908.56	16,000.00	91.44	0.57	24,000.00
6510-4001 Elevator	508.20	733.33	225.13	30.70	5,651.10	5,866.64	215.54	3.67	8,800.00
6521-1000 Fire Equipment Maint.	0.00	625.08	625.08	100.00	1,025.10	5,000.64	3,975.54	79.50	7,500.95
6522-0000 Carpet Cleaning	0.00	208.33	208.33	100.00	1,806.00	1,666.64	-139.36	-8.36	2,500.00
6530-1000 Janitorial	1,016.51	1,083.33	66.82	6.17	8,132.08	8,666.64	534.56	6.17	13,000.00
6535-0500 Security	0.00	0.00	0.00	0	2,403.62	0.00	-2,403.62	0	0.00
6535-2150 Locks & Keys	224.00	208.33	-15.67	-7.52	2,416.82	1,666.64	-750.18	-45.01	2,500.00
6566-0000 Light Bulbs	0.00	54.17	54.17	100.00	241.37	433.36	191.99	44.30	650.00
TOTAL REPAIR & MAINT.	3,737.28	6,179.24	2,441.96	39.52	45,913.40	49,433.92	3,520.52	7.12	74,150.95
UTILITIES									
6576-0000 Electricity - Common	1,576.48	2,000.00	423.52	21.18	15,787.87	16,000.00	212.13	1.33	24,000.00
6578-2000 Garbage & Recycling	999.39	833.33	-166.06	-19.93	7,534.87	6,666.64	-868.23	-13.02	10,000.00
6581-0000 Gas	1,023.63	1,500.00	476.37	31.76	9,578.26	12,000.00	2,421.74	20.18	18,000.00
TOTAL UTILITIES	3,599.50	4,333.33	733.83	16.93	32,901.00	34,666.64	1,765.64	5.09	52,000.00
RECREATION CENTRE - COMMON									
6710-3000 Shared Facility-Woodrid	1,951.00	1,339.33	-611.67	-45.67	15,608.00	10,714.64	-4,893.36	-45.67	16,072.00
6710-4000 Shared Facility-Cypress	2,227.15	2,227.15	0.00	0.00	17,817.20	17,817.20	0.00	0.00	26,725.82
TOTAL OPER. EXPS-REC. CENTRE	4,178.15	3,566.48	-611.67	-17.15	33,425.20	28,531.84	-4,893.36	-17.15	42,797.82

**Budget Comparison (Accrual)
CYPRESS POINT - 12 - (nw2050)**

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August 2018



AS OF THE 8TH MONTH ENDING August 31, 2018

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
SALARIES & BENEFITS									
6870-0050 Wages - Administrator	2,486.00	2,250.00	-236.00	-10.49	17,732.00	18,000.00	268.00	1.49	27,000.00
6870-0060 Wages - Assist Administr	0.00	250.00	250.00	100.00	165.00	2,000.00	1,835.00	91.75	3,000.00
6870-0075 Wages - Shared Fac Co	-530.25	-530.25	0.00	0.00	-4,242.00	-4,242.00	0.00	0.00	-6,363.00
6875-0000 Payroll Costs	265.84	208.33	-57.51	-27.61	1,956.35	1,666.64	-289.71	-17.38	2,500.00
TOTAL SALARIES & PAYROLL COS	2,221.59	2,178.08	-43.51	-2.00	15,611.35	17,424.64	1,813.29	10.41	26,137.00
OFFICE EXPENSES									
6921-0000 Tel/Fax/Cell - Office	213.11	216.67	3.56	1.64	1,630.43	1,733.36	102.93	5.94	2,600.00
ADMINISTRATION									
6965-0000 Audit - Admin.	0.00	83.33	83.33	100.00	0.00	666.64	666.64	100.00	1,000.00
6970-0000 AGM Expenses - Admin.	0.00	62.50	62.50	100.00	0.00	500.00	500.00	100.00	750.00
6980-0000 Legal Expenses	0.00	125.00	125.00	100.00	1,764.00	1,000.00	-764.00	-76.40	1,500.00
6983-0000 Office Equipment	0.00	250.00	250.00	100.00	74.00	2,000.00	1,926.00	96.30	3,000.00
6984-0000 Postage and Printing	51.88	85.83	33.95	39.55	414.21	686.64	272.43	39.68	1,030.00
6984-0050 Office Supplies	0.00	41.67	41.67	100.00	0.00	333.36	333.36	100.00	500.00
6984-0100 Courier Service	32.38	32.25	-0.13	-0.40	191.75	258.00	66.25	25.68	387.05
6985-0000 Insurance Appraisal	0.00	133.33	133.33	100.00	0.00	1,066.64	1,066.64	100.00	1,600.00
6990-0000 Insurance Premiums	3,627.43	3,833.33	205.90	5.37	28,397.24	30,666.64	2,269.40	7.40	46,000.00
6993-0000 Professional Fees	46.20	50.83	4.63	9.11	415.80	406.64	-9.16	-2.25	610.00
6994-0000 Dues & Subscriptions	0.00	108.33	108.33	100.00	0.00	866.64	866.64	100.00	1,300.00
6995-0001 WorkSafe BC	0.00	66.67	66.67	100.00	363.06	533.36	170.30	31.93	800.00
7000-0000 Management Fees	650.00	650.00	0.00	0.00	5,200.00	5,200.00	0.00	0.00	7,800.00
7025-0000 Bank Charges	10.00	10.42	0.42	4.03	80.00	83.36	3.36	4.03	125.00
7050-0000 Miscellaneous	0.00	25.00	25.00	100.00	299.25	200.00	-99.25	-49.63	300.00
7051-0000 Statutory Financial Revie	0.00	15.00	15.00	100.00	176.40	120.00	-56.40	-47.00	180.00
7051-0500 Contingency Transfer	3,333.33	3,333.33	0.00	0.00	26,666.64	26,666.64	0.00	0.00	40,000.00
7051-0515 Repipe Reserve	200.00	200.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00	2,400.00
7051-0520 Exterior Bldg Reserve	833.33	833.33	0.00	0.00	6,666.64	6,666.64	0.00	0.00	10,000.00
7051-0525 Remediation Reserve	7,500.00	7,500.00	0.00	0.00	60,000.00	60,000.00	0.00	0.00	90,000.00
TOTAL ADMINISTRATION EXPENSE	16,497.66	17,656.82	1,159.16	6.56	133,939.42	141,254.56	7,315.14	5.18	211,882.05
TOTAL COMMON EXPENSES	31,451.06	37,447.28	5,996.22	16.01	282,430.72	299,578.24	17,147.52	5.72	449,367.82
TOTAL EXPENSES	31,981.06	39,213.53	7,232.47	18.44	291,610.10	313,708.24	22,098.14	7.04	470,562.82
NET INCOME (LOSS)	7,400.09	0.04	7,400.05	18,500	27,481.33	0.32	27,481.01	8,587,	0.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Balance Sheet (Accrual)
CYRPRESS POINT SHARED FACILITIES - 12 - (nw2050sf)
August 2018
AS OF THE 8TH MONTH ENDING August 31, 2018

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ASSETS	
1020-0000 Bank - Westminster - Chequing	27,221.37
1200-0000 Prepaid Insurance	10,733.19
TOTAL ASSETS	<u>37,954.56</u>
LIABILITIES	
2010-0000 Accounts Payable	9,414.96
TOTAL LIABILITIES	<u>9,414.96</u>
OWNERS' EQUITY	
RESERVES	
3500-0000 Net Income - Prior Years	18,940.02
3510-0000 Net Income - Current Year	9,599.58
TOTAL OWNERS' EQUITY	<u>28,539.60</u>
TOTAL LIABILITIES AND EQUITY	<u>37,954.56</u>

Date: 10/01/18
Accountant: 
Property Manager: 

Budget Comparison (Accrual)
CYRPRESS POINT SHARED FACILITIES - 12 - (nw2050sf)
August 2018
AS OF THE 8TH MONTH ENDING August 31, 2018

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-1000 Contribution - NW 1868	1,344.94	1,344.94	0.00	0.00	10,759.52	10,759.52	0.00	0.00	16,139.26
4010-2000 Contribution - NW 2050	2,227.15	2,227.15	0.00	0.00	17,817.20	17,817.20	0.00	0.00	26,725.82
4010-3000 Contribution - NW 2090	1,050.62	1,050.62	0.00	0.00	8,404.96	8,404.96	0.00	0.00	12,607.38
4010-4000 Contribution - NW 1942	2,962.96	2,962.96	0.00	0.00	23,703.68	23,703.68	0.00	0.00	35,555.54
4016-0000 Bank Interest Income	56.48	11.67	44.81	383.98	396.97	93.36	303.61	325.20	140.00
4016-0020 Sundry Income	92.00	0.00	92.00	0	92.00	0.00	92.00	0	0.00
4026-0500 Recreation Room Rental	220.00	83.33	136.67	164.01	2,720.00	666.64	2,053.36	308.02	1,000.00
TOTAL	7,954.15	7,680.67	273.48	3.56	63,894.33	61,445.36	2,448.97	3.99	92,168.00
TOTAL INCOME	7,954.15	7,680.67	273.48	3.56	63,894.33	61,445.36	2,448.97	3.99	92,168.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0005 Gardening	0.00	100.00	100.00	100.00	378.00	800.00	422.00	52.75	1,200.00
6436-0000 Pest Control	0.00	24.00	24.00	100.00	130.50	192.00	61.50	32.03	288.00
TOTAL LANDS. & GROUNDS	0.00	124.00	124.00	100.00	508.50	992.00	483.50	48.74	1,488.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	229.71	541.67	311.96	57.59	1,263.31	4,333.36	3,070.05	70.85	6,500.00
6510-0210 R & M - Electrical	0.00	116.67	116.67	100.00	690.00	933.36	243.36	26.07	1,400.00
6510-0410 R & M - Plumbing	437.85	125.00	-312.85	-250.2	540.75	1,000.00	459.25	45.93	1,500.00
6510-4070 Security	976.50	1,041.67	65.17	6.26	7,654.50	8,333.36	678.86	8.15	12,500.00
6535-2150 Locks & Keys	0.00	41.67	41.67	100.00	577.50	333.36	-244.14	-73.24	500.00
TOTAL REPAIR & MAINT.	1,644.06	1,866.68	222.62	11.93	10,726.06	14,933.44	4,207.38	28.17	22,400.00
RECREATION CENTRE - COMMON									
6706-0000 Rec Centre-Mgmt Expen	530.25	530.25	0.00	0.00	4,242.00	4,242.00	0.00	0.00	6,363.00
6706-1000 Rec Centre-Mgmt Other	0.00	166.67	166.67	100.00	0.00	1,333.36	1,333.36	100.00	2,000.00
6710-1050 Recreation Room	207.20	250.00	42.80	17.12	2,631.99	2,000.00	-631.99	-31.60	3,000.00
6710-2500 Games Room	0.00	119.17	119.17	100.00	84.00	953.36	869.36	91.19	1,430.00
6734-0000 Pool Maintenance	1,537.56	750.00	-787.56	-105.0	6,913.41	6,000.00	-913.41	-15.22	9,000.00
6736-0000 Pool Repairs	1,558.00	388.08	-1,169.92	-301.4	4,099.84	3,104.64	-995.20	-32.06	4,657.00
6740-0000 Pool Supplies & Chemic	217.51	208.33	-9.18	-4.41	1,398.29	1,666.64	268.35	16.10	2,500.00
6742-0000 Pool Permits	0.00	16.67	16.67	100.00	133.32	133.36	0.04	0.03	200.00
6750-0000 Cleaning Supplies-Rec.	0.00	16.67	16.67	100.00	113.70	133.36	19.66	14.74	200.00
6764-0000 Electricity - Rec. Centre	376.22	416.67	40.45	9.71	2,281.95	3,333.36	1,051.41	31.54	5,000.00
6765-0000 Gas - Rec. Centre	501.25	416.67	-84.58	-20.30	1,657.68	3,333.36	1,675.68	50.27	5,000.00
6770-0000 Janitor - Rec Centre	922.93	750.00	-172.93	-23.06	7,054.25	6,000.00	-1,054.25	-17.57	9,000.00
TOTAL OPER. EXPS-REC. CENTRE	5,850.92	4,029.18	-1,821.74	-45.21	30,610.43	32,233.44	1,623.01	5.04	48,350.00
ADMINISTRATION									
6990-0000 Insurance Premiums	1,341.66	1,416.67	75.01	5.29	10,503.12	11,333.36	830.24	7.33	17,000.00
7000-0000 Management Fees	233.33	233.33	0.00	0.00	1,866.64	1,866.64	0.00	0.00	2,800.00
7025-0000 Bank Charges	10.00	10.83	0.83	7.66	80.00	86.64	6.64	7.66	130.00
TOTAL ADMINISTRATION EXPENSE	1,584.99	1,660.83	75.84	4.57	12,449.76	13,286.64	836.88	6.30	19,930.00
TOTAL COMMON EXPENSES	9,079.97	7,680.69	-1,399.28	-18.22	54,294.75	61,445.52	7,150.77	11.64	92,168.00
TOTAL EXPENSES	9,079.97	7,680.69	-1,399.28	-18.22	54,294.75	61,445.52	7,150.77	11.64	92,168.00
NET INCOME (LOSS)	-1,125.82	-0.02	-1,125.80	-5,629	9,599.58	-0.16	9,599.74	5,999,	0.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Operating Budget For NW 2050 For The Year 2019

Operating Account		YTD	Projected to	Annual	Proposed Change	
INCOME	Code	31-Aug-18	31-Dec-18	For 2018	For 2019	Explanation
Strata Fees	4010	\$ 299,161.92	\$ 448,742.82	\$ 448,742.82	\$ 448,742.82	
Interest Income	4016	\$ 1,161.49	\$ 1,742.24	\$ 1,100.00	\$ 1,500.00	
Sundry Income	4016-0020	\$ 7,621.27	\$ 8,000.00	\$ 3,100.00	\$ 4,000.00	keys, fobs, remotes, minutes, oil tray
Move-in/Move-out Fees	4022	\$ 300.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	
By-Law Fines/Late Fees	4034-3000	\$ -	\$ 200.00	\$ -	\$ -	
Parking Fees	4057	\$ 4,197.50	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	
Laundry	4057-1000	\$ 950.25	\$ 1,425.38	\$ 1,200.00	\$ 1,200.00	
Lockers	4058	\$ 5,565.00	\$ 7,920.00	\$ 7,920.00	\$ 7,920.00	
Miscellaneous	4021-0000	\$ 60.00	\$ -	\$ -	\$ -	
Total Revenues:		\$ 319,017.43	476,030.43	\$ 470,562.82	\$ 471,862.82	

EXPENSES

EXTERIOR		YTD	Projected to	Annual	Proposed Change	
MAINTENANCE & REPAIRS	Code	31-Aug-17	31-Dec-18	For 2018	For 2019	Explanation
Gutters, Drains & Sewers	6318-0010	\$ 1,785.00	\$ 1,785.00	\$ 2,500.00	\$ 2,500.00	Clean drains every 3-5 year 2018
Exterior Repairs Mtnc	6319	\$ 1,580.00	\$ 2,000.00	\$ 2,000.00	\$ 2,200.00	
Bldg Envelope Mtnc	6319-0010	-	\$ -	\$ -	\$ -	Professional Inspection/Repairs 2020
Structural	6319-0025	\$ 1,575.00	\$ 16,663.20	\$ 4,500.00	\$ 3,000.00	Deflection Bld C
Chimney Cleaning	6319-0050	\$ -	\$ 2,000.00	\$ 2,200.00	\$ 2,300.00	
Dryer Vent Cleaning	6319-0100	\$ -	\$ 1,450.00	\$ 1,450.00	\$ 1,500.00	
Window/Skylight Mtnc	6319-0150	\$ 787.50	\$ 1,500.00	\$ 3,000.00	\$ 1,500.00	
Exterior Window Washing	6319-0200	\$ 2,152.50	\$ 2,152.50	\$ 1,500.00	\$ 2,300.00	includes skylights
Parkade & Garage Doors	6319-0250	\$ 1,299.38	\$ 1,600.00	\$ 2,000.00	\$ 2,000.00	
Signage	6319-0300	\$ -	\$ -	\$ -	\$ -	
Painting	6321	\$ -	\$ -	\$ 500.00	\$ 500.00	
Roof Repairs & Mtnc	6323	\$ -	\$ 1,545.00	\$ 1,545.00	\$ 1,545.00	(Professional Inspection 2020)
Total Ext Mtnc Repairs		\$ 9,179.38	\$ 30,695.70	\$ 21,195.00	\$ 19,345.00	

LANDSCAPING & GROUNDS	Code	YTD	Projected to	Annual	Proposed Change	
		31-Aug-18	31-Dec-18	For 2018	For 2019	
Landscaping Services	6415	\$ 12,351.15	\$ 22,000.00	\$ 25,000.00	\$ 25,500.00	Monthly Maintenance Service
Ground/Garden Supplies	6430-0025	\$ 455.44	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	
Gardens - Shrubs/Trees	6435	\$ 3,827.25	\$ 4,500.00	\$ 4,500.00	\$ 5,500.00	Arborist, Tree Removal
Landscape Upgrades	6435-0050	\$ -	\$ 3,000.00	\$ 6,000.00	\$ 3,308.00	
Pest Control	6436	\$ 1,325.40	\$ 2,000.00	\$ 2,000.00	\$ 2,100.00	
Irrigation System	6440	\$ 330.75	\$ 2,000.00	\$ 700.00	\$ 700.00	
Hydrants	6442	\$ -	\$ 200.00	\$ 200.00	\$ 300.00	Annual Inspection & Maintenance
Parking Lot Mtnc	6446-0050	\$ 193.13	\$ 530.00	\$ 2,000.00	\$ 1,500.00	Power Wash Pkde
Snow Removal	6455	\$ 2,157.23	\$ 3,000.00	\$ 1,000.00	\$ 3,200.00	
Total Grounds & Gardens:		\$ 20,640.35	\$ 38,230.00	\$ 42,400.00	\$ 43,608.00	

INTERIOR		YTD	Projected to	Annual	Proposed Change	
MAINTENANCE & REPAIRS	Code	31-Aug-18	31-Dec-18	For 2018	For 2019	Explanation
General Interior Repair	6510-0017	\$ 5,823.42	\$ 6,000.00	\$ 5,000.00	\$ 6,000.00	General repairs around the buildings
Doors	6510-0150	\$ 630.00	\$ 630.00	\$ 2,500.00	\$ 1,500.00	
Electrical/Lighting	6510-0210	\$ 290.00	\$ 500.00	\$ 1,500.00	\$ 1,000.00	
Water Leaks - Buildings	6510-0405	\$ -	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Plumbing	6510-0410	\$ 2,165.33	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00	
Hytec Water Mgmt.	6510-2025	\$ 15,908.56	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	Same budget until July 2020
Elevator Maintenance	6510-4001	\$ 5,651.10	\$ 8,476.65	\$ 8,800.00	\$ 8,800.00	
Laundry Machine Replace	6511-0125	\$ -	\$ -	\$ -	\$ -	
Fire Test & Equip Repair	6521-1000	\$ 1,025.10	\$ 9,083.57	\$ 7,500.95	\$ 10,000.00	
Carpet Cleaning	6522	\$ 1,806.00	\$ 1,806.00	\$ 2,500.00	\$ 2,200.00	
Janitorial	6530-1000	\$ 8,132.08	\$ 12,360.00	\$ 13,000.00	\$ 13,000.00	
Locks, Keys & Remotes	6535-2150	\$ 2,416.82	\$ 2,500.00	\$ 2,500.00	\$ 2,700.00	
Security	6535-0500	\$ 2,403.62	\$ 2,403.82	\$ -	\$ -	Due to fire January 25th, 2018
Light Bulbs	6566	\$ 241.37	\$ 500.00	\$ 650.00	\$ 500.00	
Total Interior Maintenance		\$ 45,913.40	\$ 72,460.04	\$ 74,150.95	\$ 75,900.00	

UTILITIES	Code	YTD	Projected to	Annual	Proposed Change	
		31-Aug-18	31-Dec-18	For 2018	For 2019	Explanation
BC Hydro Electricity	6576	\$ 15,787.87	\$ 23,681.81	\$ 24,000.00	\$ 24,000.00	
Garbage & Recycle	6578-2000	\$ 7,534.87	\$ 11,302.31	\$ 10,000.00	\$ 12,500.00	
BC Hydro Gas	6581	\$ 9,578.26	\$ 14,367.39	\$ 18,000.00	\$ 16,000.00	
Total Utilities:		\$ 32,901.00	\$ 49,351.50	\$ 52,000.00	\$ 52,500.00	

RECREATION CENTER	Code	YTD	Projected to	Annual	Proposed Change	
		31-Aug-18	31-Dec-18	For 2018	For 2019	Explanation
Shared Facility	6710-3000	\$ 15,608.00	\$ 16,072.00	\$ 16,072.00	\$ 16,072.00	Contribution to Woodridge
Shared Facility	6710-4000	\$ 17,817.20	\$ 26,725.82	\$ 26,725.82	\$ 26,725.82	Contribution to Cypress
Total Shared Facilities		\$ 33,425.20	\$ 42,797.82	\$ 42,797.82	\$ 42,797.82	

Operating Budget For NW 2050 For The Year 2019

SALARIES & BENEFITS	Code	YTD	to Dec 31, 2018	For 2018	For 2019
Wages - Administrator	6870-0050	\$ 17,732.00	\$ 26,598.00	\$ 27,000.00	\$ 27,000.00
Temp Admin	6870-0060	\$ 165.00	\$ 600.00	\$ 3,000.00	\$ 1,500.00
Payroll - From SF	6875	-\$ 4,242.00	\$ 6,363.00	-\$ 6,363.00	\$ 6,363.00
Payroll - Expenses	6875	\$ 1,956.35	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Total Salaries		\$ 15,611.35	\$ 36,061.00	\$ 26,137.00	\$ 24,637.00

OFFICE EXPENSES	YTD	to Dec 31, 2018	For 2018	For 2019
Tel / Fax / Cell - Office	6921	\$ 1,630.43	\$ 2,332.45	\$ 2,600.00
Includes High Speed Internet				

Use these codes for expenses (Invoices)

Repiping	3402-3996
Exterior Bldg.	3432-0052
Future Remediation	3432-0067

ADMINISTRATION	YTD	to Dec 31, 2018	For 2018	For 2019
Audit	6965	\$ -	\$ 1,000.00	Audit
Meetings & Misc	6970	\$ -	\$ 750.00	\$ 850.00 AGM Meeting
Legal	6980	\$ 1,764.00	\$ 2,000.00	\$ 1,500.00
Office Equipment	6983	\$ 74.00	\$ 160.00	\$ 3,000.00 Monitor/key board
Photos/Postage	6984	\$ 414.21	\$ 1,000.00	\$ 1,030.00
Office Supplies	6984-0050	\$ -	\$ 150.00	\$ 500.00
Courier	6984-0100	\$ 191.75	\$ 380.00	\$ 387.05
Insurance Decuctible	6985	\$ -	\$ 2,500.00	\$ 1,600.00
Appraisals (Suncorp)	6985	\$ -	\$ -	\$ 2,500.00
Insurance Expense	6990	\$ 28,397.24	\$ 45,000.00	\$ 46,000.00
Professional Fees	6993	\$ 415.80	\$ 500.00	\$ 610.00
Dues & Subscriptions	6994	\$ -	\$ 800.00	\$ 1,300.00
Worksafe BC	6995-0001	\$ 363.06	\$ 544.59	\$ 800.00
Financial Management Fees	700-0000	\$ 5,200.00	\$ 7,800.00	\$ 7,800.00
Bank Admin Fees	7025	\$ 80.00	\$ 120.00	\$ 125.00
Miscellaneous	7050	\$ 299.25	\$ 150.00	\$ 300.00
Statutory Fin Review	7051	\$ 176.40	\$ 177.00	\$ 180.00
Total Admin Expenses:		\$ 37,375.71	\$ 62,031.59	\$ 66,882.05
Total Revenue		\$ 319,017.43	\$ 476,030.43	\$ 470,562.82
Total Operating Expenses		\$ 196,676.82	\$ 333,960.10	\$ 328,162.82
Balance Before Reserves		\$ 122,340.61	\$ 142,070.33	\$ 142,400.00
Transf to Contingency Fund	7051-0500	\$ 26,666.64	\$ 40,000.00	\$ 40,000.00
Transf to CRF - Repiping	7051-0515	\$ 1,600.00	\$ 2,400.00	\$ 2,400.00
Transf to CRF - Ext. Bldg	7051-0520	\$ 6,666.64	\$ 10,000.00	\$ 10,000.00
Transf to CRF - Remediation	7051-0525	\$ 60,000.00	\$ 90,000.00	\$ 90,000.00
Total Reserves		\$ 94,933.28	\$ 142,400.00	\$ 142,400.00
NET SURPLUS (DEFICIT)		\$ 27,407.33	-329.67	\$ 0.00

Cypress Point Share Facilities Budget For The Year 2019

Cypress Point Share Facilities Account		YTD	Projected to	Budget	Annual	
REVENUES	Code	31-Aug-18	31-Dec-18	From 2018	For 2019	Explanation
Contribution - NW1868 Ashford	4010-1000	\$ 10,759.52	\$ 16,139.26	\$ 16,139.26	\$ 16,139.26	17.73% x (92168 - 1000-140)
Contribution - NW 2050 Cypress ABC	4010-2000	\$ 17,817.20	\$ 26,725.82	\$ 26,725.82	\$ 26,725.82	29.36%
Contribution - NW2090 Cypress D	4010-3000	\$ 8,404.96	\$ 12,607.38	\$ 12,607.38	\$ 12,607.38	13.85%
Contribution - NW1942 Woodridge	4010-4000	\$ 23,703.68	\$ 35,555.54	\$ 35,555.54	\$ 35,555.54	39.06%
Interest Income	4016	\$ 396.97	\$ 161.83	\$ 140.00	\$ 140.00	
Miscellaneous Income		\$ 92.00	\$ -	\$ -	\$ -	
Recreation Room Rental	4026-0500	\$ 2,720.00	\$ 3,720.00	\$ 1,000.00	\$ 1,000.00	Pavilion Lounge
Total Revenues:		\$ 63,894.33	\$ 94,909.83	\$ 92,168.00	\$ 92,168.00	

EXPENSES	Code	YTD	Projected to	Budget	Annual	
		31-Aug-18	31-Dec-18	From 2018	For 2019	Explanation
Gardening (pool area)	6415-0005	\$ 378.00	\$ 900.00	\$ 1,200.00	\$ 1,200.00	
Pest Control	6436	\$ 130.50	\$ 288.00	\$ 288.00	\$ 325.00	
General Maintenance	6510	\$ 1,263.31	\$ 6,500.00	\$ 6,500.00	\$ 6,000.00	
Electrical Repairs	6510-0210	\$ 690.00	\$ 1,400.00	\$ 1,400.00	\$ 1,000.00	Electric Upgrade to Powersmart
Water Leaks	6510-0405	\$ -	\$ -	\$ -	\$ -	
Plumbing	6510-0410	\$ 540.75	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	
Security Service	6510-4070	\$ 7,654.50	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	
Locks & Keys	6535-2150	\$ 577.50	\$ 500.00	\$ 500.00	\$ 500.00	
Recreation Centre Management Expense	6706	\$ 4,242.00	\$ 6,363.00	\$ 6,363.00	\$ 6,363.00	
Recreation Centre Management Other	6706-1000	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	Volunteer Party
Exercise Room	6710-1050	\$ 2,631.99	\$ 3,800.00	\$ 3,000.00	\$ 3,000.00	Upgrade benches/new equip.
Games Room	6710-2500	\$ 84.00	\$ 100.00	\$ 1,430.00	\$ 250.00	Clean up/equip. replacemt.
Pool Maintenance	6734	\$ 6,913.41	\$ 9,000.00	\$ 9,000.00	\$ 7,000.00	
Pool/Spa Repairs	6736	\$ 4,099.84	\$ 5,500.00	\$ 4,657.00	\$ 6,000.00	
Pool & Spa Chemicals	6740	\$ 1,398.29	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	
Pool Permits	6742	\$ 133.32	\$ 200.00	\$ 200.00	\$ 200.00	
Cleaning Supplies	6750	\$ 113.70	\$ 200.00	\$ 200.00	\$ 200.00	
Electricity	6760	\$ 2,281.95	\$ 5,300.00	\$ 5,000.00	\$ 5,000.00	
Natural Gas	6765	\$ 1,657.68	\$ 5,300.00	\$ 5,000.00	\$ 5,000.00	
Janitorial	6770	\$ 7,054.25	\$ 10,745.97	\$ 9,000.00	\$ 12,000.00	Games Room added
Audit	6965-000	\$ -	\$ -	\$ -	\$ -	
Depreciation Report	6968	\$ -	\$ -	\$ -	\$ -	
Insurance Premiums	6990	\$ 10,503.12	\$ 15,000.00	\$ 17,000.00	\$ 16,700.00	
Financial Management Fees	7000	\$ 1,866.64	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	
Bank Charges	7025	\$ 80.00	\$ 130.00	\$ 130.00	\$ 130.00	
Appraisals	6985	\$ -	\$ 300.00		\$ -	Every 3 years 2020
Total Recreation Centre Expenses		\$ 54,294.75	\$ 92,326.97	\$ 92,168.00	\$ 92,168.00	

Total Operating Revenue	\$ 63,894.33	\$ 94,909.83	\$ 92,168.00	\$ 92,168.00
Total Operating Expenses	\$ 54,294.75	\$ 92,326.97	\$ 92,168.00	\$ 92,168.00
NET SURPLUS (DEFICIT)	\$ 9,599.58	\$ 2,582.86	\$ -	\$ -

Shared Facilities Woodridge (SFW)				
Final 2018 Operating Budget				
December 31st Year-end				
GL Code	Description	Actual to Dec. 31, 2017 (Draft)	2017 Budget	Approved 2018 Budget
400000	REVENUES			
420000	Contribution - NW1942 Woodridge	21,381.96	21,382	31,148
420500	Contribution - NW1868 Ashford	9,705.96	9,706	14,138
421000	Contribution - NW2090 Cypress D	7,581.96	7,582	11,044
422000	Contribution - NW2050 Cypress	16,071.96	16,072	23,412
422500	Interest Income - Operating	201.69	125	125
499900	TOTAL REVENUES	54,943.53	54,867	79,867
500000	OPERATING EXPENSES			
510000	ADMINISTRATIVE EXPENSES			
511000	Management Fees	2,100.00	2,100	2,100
513000	Photos / Postage / Courier	70.29	200	200
514200	Insurance Expense	6,199.92	6,200	6,500
529900	TOTAL ADMINISTRATIVE EXPENSE	8,370.21	8,500	8,800
530000	UTILITIES			
531100	Hydro / Electricity	7,015.24	13,500	14,800
539900	TOTAL UTILITIES	7,015.24	13,500	14,800
540000	BUILDING MAINTENANCE			
540800	Janitorial	5,985.00	7,800	6,200
559900	TOTAL BUILDING MAINTENANCE	5,985.00	7,800	6,200
580000	RECREATION CENTRE			
580500	Maintenance / Salaries	8,600.04	8,772	8,772
581500	General Maintenance	798.38	10,195	10,195
581650	Pool, Jacuzzi & Sauna	948.35	3,000	3,000
583300	Exercise Equipment	(184.00)	2,000	2,000
584400	Chemicals	-	900	900
584700	Cleaning / Supplies	-	200	200
589900	TOTAL RECREATION CENTRE	10,162.77	25,067	25,067
582200	Pool Maintenance - Engineering	-	-	25,000
				25,000
599900	TOTAL OPERATING EXPENSES	31,533.22	54,867	79,867
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	23,410.31	-	-
800000	NET OPERATING SURPLUS(DEFICIT)	23,410.31	-	-

Shared Facilities Woodridge (SFW)					
Proposed 2019 Operating Budget					
December 31st Year-end					
GL Code	Description	Actual to Sept 30, 2018	Estimated to Dec 31, 2018 (Draft)	2018 Budget	Proposed 2019 Budget
400000	REVENUES				
420000	Contibution - NW1942 Woodridge	23,360.99	31,148	31,148	31,148
420500	Contibution - NW1868 Ashford	10,603.49	14,138	14,138	14,138
421000	Contibution - NW2090 Cypress D	8,282.97	11,044	11,044	11,044
422000	Contibution - NW2050 Cypress	17,559.00	23,412	23,412	23,414
422500	Interest Income - Operating	382.29	565	125	125
443500	Prior Year Surplus transfer to operating				50,000
499900	TOTAL REVENUES	60,188.74	80,307	79,867	129,869
500000	OPERATING EXPENSES				
510000	ADMINISTRATIVE EXPENSES				
511000	Management Fees	1,575.00	2,100	2,100	2,100
513000	Duplication / Postage / Courier	47.59	110	200	200
514200	Insurance Expense	4,800.03	6,500	6,500	6,700
529900	TOTAL ADMINISTRATIVE EXPENSE	6,422.62	8,710	8,800	9,000
530000	UTILITIES				
531100	Hydro / Electricity	1,417.94	2,275	14,800	14,800
539900	TOTAL UTILITIES	1,417.94	2,275	14,800	14,800
540000	BUILDING MAINTENANCE				
540800	Janitorial	3,561.11	6,110	6,200	6,200
559900	TOTAL BUILDING MAINTENANCE	3,561.11	6,110	6,200	6,200
580000	RECREATION CENTRE				
580500	Maintenance / Salaries	6,958.76	8,600	8,772	8,772
581500	General Maintenance	289.49	-	10,195	9,997
581650	Pool, Jacuzzi & Sauna	-	-	3,000	3,000
583300	Exercise Equipment	-	500	2,000	2,000
584400	Chemicals	-	-	900	900
584700	Cleaning / Supplies	-	200	200	200
589900	TOTAL RECREATION CENTRE	7,248	9,300	25,067	24,869
582200	Pool Maintenance - Engineering	-	-	25,000	75,000
		-	-	25,000	75,000
599900	TOTAL OPERATING EXPENSES	18,649.92	26,395	79,867	129,869
600000	BALANCE BEFORE RESERVES & OTHER TRAI	41,538.82	53,912	-	-
800000	NET OPERATING SURPLUS(DEFICIT)	41,538.82	53,912	-	-

Annual Operating Fund Cont.	306,342.82
Annual CRF Contributions	142,400.00
Total Strata Fees	<u>448,742.82</u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Monthly Operating Contributions	2019 CRF Contributions	2019 Total Monthly Fees
2	101-7511	83	0.00919973	234.86	109.17	344.03
3	102-7511	95	0.01052982	268.81	124.95	393.76
4	103-7511	82	0.00908889	232.03	107.85	339.88
1	104-7511	97	0.0107515	274.47	127.58	402.05
5	105-7511	73	0.00809133	206.56	96.02	302.58
11	106-7511	85	0.00942141	240.52	111.80	352.32
6	107-7511	83	0.00919973	234.86	109.17	344.03
10	108-7511	85	0.00942141	240.52	111.80	352.32
9	109-7511	88	0.00975393	249.00	115.75	364.75
8	110-7511	84	0.00931057	237.68	110.49	348.17
7	111-7511	90	0.00997562	254.66	118.38	373.04
40	112-7531	90	0.00997562	254.66	118.38	373.04
39	113-7531	63	0.00698293	178.27	82.86	261.13
38	114-7531	88	0.00975393	249.00	115.75	364.75
37	115-7531	84	0.00931057	237.68	110.49	348.17
41	116-7531	84	0.00931057	237.68	110.49	348.17
36	117-7531	84	0.00931057	237.68	110.49	348.17
42	118-7531	73	0.00809133	206.56	96.02	302.58
35	119-7531	90	0.00997562	254.66	118.38	373.04
43	120-7531	82	0.00908889	232.03	107.85	339.88
34	121-7531	84	0.00931057	237.68	110.49	348.17
44	122-7531	109	0.01208158	308.42	143.37	451.79
33	123-7531	63	0.00698293	178.27	82.86	261.13
32	124-7531	88	0.00975393	249.00	115.75	364.75
31	125-7531	64	0.00709377	181.09	84.18	265.27
30	126-7531	90	0.00997562	254.66	118.38	373.04
84	129-7651	87	0.00964309	246.18	114.43	360.61
83	130-7651	83	0.00919973	234.86	109.17	344.03
82	131-7651	92	0.0101973	260.32	121.01	381.33
81	132-7651	71	0.00786965	200.90	93.39	294.29
85	133-7651	106	0.01174906	299.94	139.42	439.36
80	134-7651	86	0.00953225	243.34	113.12	356.46
86	135-7651	82	0.00908889	232.03	107.85	339.88
79	136-7651	84	0.00931057	237.68	110.49	348.17
78	137-7651	88	0.00975393	249.00	115.75	364.75
77	138-7651	85	0.00942141	240.52	111.80	352.32
76	139-7651	90	0.00997562	254.66	118.38	373.04
13	201-7511	83	0.00919973	234.86	109.17	344.03
14	202-7511	95	0.01052982	268.81	124.95	393.76
15	203-7511	82	0.00908889	232.03	107.85	339.88
12	204-7511	97	0.0107515	274.47	127.58	402.05

Annual Operating Fund Cont.	306,342.82
Annual CRF Contributions	142,400.00
Total Strata Fees	<u>448,742.82</u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Monthly Operating Contributions	2019 CRF Contributions	2019 Total Monthly Fees
16	205-7511	73	0.00809133	206.56	96.02	302.58
22	206-7511	85	0.00942141	240.52	111.80	352.32
17	207-7511	84	0.00931057	237.68	110.49	348.17
21	208-7511	85	0.00942141	240.52	111.80	352.32
20	209-7511	88	0.00975393	249.00	115.75	364.75
19	210-7511	84	0.00931057	237.68	110.49	348.17
18	211-7511	90	0.00997562	254.66	118.38	373.04
57	212-7531	90	0.00997562	254.66	118.38	373.04
56	213-7531	63	0.00698293	178.27	82.86	261.13
55	214-7531	88	0.00975393	249.00	115.75	364.75
54	215-7531	84	0.00931057	237.68	110.49	348.17
58	216-7531	85	0.00942141	240.52	111.80	352.32
53	217-7531	86	0.00953225	243.34	113.12	356.46
59	218-7531	73	0.00809133	206.56	96.02	302.58
52	219-7531	90	0.00997562	254.66	118.38	373.04
60	220-7531	82	0.00908889	232.03	107.85	339.88
51	221-7531	84	0.00931057	237.68	110.49	348.17
50	222-7531	88	0.00975393	249.00	115.75	364.75
49	223-7531	62	0.00687209	175.43	81.55	256.98
61	224-7531	115	0.01274662	325.40	151.26	476.66
48	225-7531	63	0.00698293	178.27	82.86	261.13
47	226-7531	88	0.00975393	249.00	115.75	364.75
46	227-7531	64	0.00709377	181.09	84.18	265.27
45	228-7531	90	0.00997562	254.66	118.38	373.04
95	229-7651	87	0.00964309	246.18	114.43	360.61
94	230-7651	83	0.00919973	234.86	109.17	344.03
93	231-7651	92	0.0101973	260.32	121.01	381.33
92	232-7651	71	0.00786965	200.90	93.39	294.29
96	233-7651	107	0.0118599	302.76	140.74	443.50
91	234-7651	86	0.00953225	243.34	113.12	356.46
97	235-7651	84	0.00931057	237.68	110.49	348.17
90	236-7651	84	0.00931057	237.68	110.49	348.17
89	237-7651	88	0.00975393	249.00	115.75	364.75
88	238-7651	85	0.00942141	240.52	111.80	352.32
87	239-7651	90	0.00997562	254.66	118.38	373.04
24	301-7511	86	0.00953225	243.34	113.12	356.46
23	302-7511	97	0.0107515	274.47	127.58	402.05
25	303-7511	73	0.00809133	206.56	96.02	302.58
29	304-7511	85	0.00942141	240.52	111.80	352.32
26	305-7511	84	0.00931057	237.68	110.49	348.17
28	306-7511	85	0.00942141	240.52	111.80	352.32
27	307-7511	85	0.00942141	240.52	111.80	352.32

Annual Operating Fund Cont.	306,342.82
Annual CRF Contributions	142,400.00
Total Strata Fees	<u>448,742.82</u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Monthly Operating Contributions	2019 CRF Contributions	2019 Total Monthly Fees
71	312-7531	98	0.01086234	277.30	128.90	406.20
70	313-7531	88	0.00975393	249.00	115.75	364.75
69	314-7531	84	0.00931057	237.68	110.49	348.17
72	315-7531	85	0.00942141	240.52	111.80	352.32
68	316-7531	86	0.00953225	243.34	113.12	356.46
73	317-7531	73	0.00809133	206.56	96.02	302.58
67	318-7531	90	0.00997562	254.66	118.38	373.04
74	319-7531	82	0.00908889	232.03	107.85	339.88
66	320-7531	84	0.00931057	237.68	110.49	348.17
65	321-7531	88	0.00975393	249.00	115.75	364.75
64	322-7531	62	0.00687209	175.43	81.55	256.98
75	323-7531	109	0.01208158	308.42	143.37	451.79
63	324-7531	90	0.00997562	254.66	118.38	373.04
62	325-7531	93	0.01030814	263.16	122.32	385.48
104	329-7651	84	0.00931057	237.68	110.49	348.17
103	330-7651	92	0.0101973	260.32	121.01	381.33
102	331-7651	71	0.00786965	200.90	93.39	294.29
105	332-7651	107	0.0118599	302.76	140.74	443.50
101	333-7651	86	0.00953225	243.34	113.12	356.46
106	334-7651	84	0.00931057	237.68	110.49	348.17
100	335-7651	84	0.00931057	237.68	110.49	348.17
99	336-7651	88	0.00975393	249.00	115.75	364.75
98	337-7651	86	0.00953225	243.34	113.12	356.46
Monthly		9022	100%	25,528.43	11,866.81	37,395.24
Annual				306,341.16	142,401.72	448,742.88

STRATA PLAN NW 2050
SUMMARY OF RESERVES
Presented in Accordance with Regulations 6.6 & 6.7 of the Strata Property Act

		Jan. 1, 2014 to Dec. 31, 2014	Jan. 1, 2015 to Dec. 31, 2015	Jan. 1, 2016 to Dec. 31, 2016	Jan. 1, 2017 to Dec. 31, 2017	Jan. 1, 2018 to Dec. 31, 2018
CONTINGENCY RESERVE FUND						
Contingency Reserve Balance (Beginning of Year)	\$	121,585.62	\$ 117,105.90	\$ 89,212.97	\$ 194,075.83	\$ 236,251.26
Transfer to Contingency Reserve (Current Year)	\$	30,000.00	\$ 44,000.04	\$ 24,300.00	\$ 33,333.30	\$ 33,333.30
Painting Reserve	\$	29,049.46				
Cracked Joint Repair	\$	(12,401.85)				
Depreciation Report	\$	(2,157.00)				
Expended from Contingency Reserve						
Transfer to Resolution						
Transfer from Holdback acct						
CRF Loan for Insurance	\$	(12,366.36)	\$ (591.60)	\$ (3,287.97)	\$ (7,824.88)	\$ (7,877.07)
CRF Loan from NW 2050 RC	\$	(9,648.74)				
Transfer funds from Rooftop Decks			\$ 23.26			
Prior Year Surplus(Deficit)			\$ 7,675.54	\$ (3,720.26)		\$ 28,727.61
GIC Matured(Purchased)			\$ (83,500.00)	\$ 86,002.71		
Transfer remaining Painting Reserve			\$ 361.96			
Fire Alarm Panel Replacement						\$ (18,814.35)
Contingency Reserve Interest & Service charges (est.)	\$	1,640.74	\$ 726.53	\$ 1,371.41	\$ 2,076.26	\$ 3,964.44
TOTAL CONTINGENCY RESERVES (End of Period)	\$	145,701.87	\$ 85,801.63	\$ 193,878.86	\$ 221,660.51	\$ 275,585.19
CRF (PIPING)						
Levy Reserve Balance (Beginning of Period)	\$	46,032.79	\$ 64,394.97	\$ 55,773.51	\$ 57,817.09	\$ 61,049.43
Transfer to Levy Reserve (Current year - from Strata Fees)	\$	45,000.00	\$ 15,000.00	\$ 2,400.00	\$ 2,000.00	\$ 2,000.00
Roynat Lease			\$ (19,885.71)			
Corona Plumbing-plumbing repairs			\$ (4,542.26)	\$ (1,036.29)		
Expended from Re-pipping fund	\$	(27,310.08)				
Levy Reserve Interest (est.)	\$	457.25	\$ 692.20	\$ 622.63	\$ 572.35	\$ 938.66
Total CRF Piping	\$	64,179.96	\$ 55,659.20	\$ 57,759.85	\$ 60,389.44	\$ 63,988.09
CRF (EXTERIOR BUILDING PROJECT)						
Levy Reserve Balance (Beginning of Period)	\$	-	\$ 17,547.33	\$ 22,176.25	\$ 5,876.18	\$ 16,873.96
Transfer to Levy Reserve (current Year - from Strata Fees)	\$	24,999.96	\$ 9,999.96	\$ 9,999.96	\$ 8,333.30	\$ 8,333.30
Transfer to Resolution	\$	(7,714.80)				
Nedco Electronic-lighting-operating expenses transfer				\$ (15,834.65)	\$ 822.22	
Smalley Electrical-replace lighting				\$ (4,830.00)		
Lindahl Aluminum-install stairwell railings				\$ (4,899.30)		
Levy Reserve Interest (est.)	\$	207.34	\$ 238.82	\$ 79.10	\$ 107.06	\$ 319.16
Total CRF Exterior Building Project	\$	17,492.50	\$ 27,786.11	\$ 6,691.36	\$ 15,138.76	\$ 25,526.42
CRF (REMEDIATION PROJECT)						
Levy Reserve Balance (Beginning of Period)	\$	-	\$ 50,358.23	\$ 69,364.08	\$ 204,131.98	\$ 287,657.79
Transfer to Levy Reserve (Special Levy)	\$	50,000.04	\$ 75,000.00	\$ 75,000.00	\$ 66,666.70	\$ 75,000.00
Transfer in from CRF fund						
Expended from Levy Reserve						
Transfer from(to) GIC			\$ (56,500.00)	\$ 58,193.45		
Levy Reserve interest (est.)	\$	194.43	\$ 373.11	\$ 1,366.54	\$ 2,325.20	\$ 4,915.15
Total CRF Remediation Project	\$	50,194.47	\$ 69,231.34	\$ 203,924.07	\$ 273,123.88	\$ 367,572.94
Special Levy						
Levy Reserve Balance (Beginning of Period)				\$ -	\$ 5,722.29	\$ 5,802.43
Transfer to Levy				\$ 28,000.08		
Expended from Special Levy						
Levy Interest (est.)				\$ 252.92	\$ 55.35	\$ 87.74
Total Special levy	\$			\$ 28,253.00	\$ 5,777.64	\$ 5,890.17
OPERATING RESERVES						
Operating Fund (Beginning of Period)						
Projected Operating Surplus (Deficit)						
Transfer of Building Levy Fund						
Transfer in/out from CRF as per AGM Resolution						
Total Operating Reserve (End of Period)						
TOTAL RESERVES						

**Opening entries after audit

Special Levy Carpet Replacement in Buildings A, B, and C NW 2050

Appendix A

Special Levy #1	120,000.00	Total Aggregate	9022
Special Levy #2	0.00		
Total	120,000.00		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy
2	101-7511	83	0.009199734	1,103.97	0.00	1,103.97
3	102-7511	95	0.010529816	1,263.58	0.00	1,263.58
4	103-7511	82	0.009088894	1,090.67	0.00	1,090.67
1	104-7511	97	0.010751496	1,290.18	0.00	1,290.18
5	105-7511	73	0.008091332	970.96	0.00	970.96
11	106-7511	85	0.009421414	1,130.57	0.00	1,130.57
6	107-7511	83	0.009199734	1,103.97	0.00	1,103.97
10	108-7511	85	0.009421414	1,130.57	0.00	1,130.57
9	109-7511	88	0.009753935	1,170.47	0.00	1,170.47
8	110-7511	84	0.009310574	1,117.27	0.00	1,117.27
7	111-7511	90	0.009975615	1,197.07	0.00	1,197.07
40	112-7531	90	0.009975615	1,197.07	0.00	1,197.07
39	113-7531	63	0.006982931	837.95	0.00	837.95
38	114-7531	88	0.009753935	1,170.47	0.00	1,170.47
37	115-7531	84	0.009310574	1,117.27	0.00	1,117.27
41	116-7531	84	0.009310574	1,117.27	0.00	1,117.27
36	117-7531	84	0.009310574	1,117.27	0.00	1,117.27
42	118-7531	73	0.008091332	970.96	0.00	970.96
35	119-7531	90	0.009975615	1,197.07	0.00	1,197.07
43	120-7531	82	0.009088894	1,090.67	0.00	1,090.67
34	121-7531	84	0.009310574	1,117.27	0.00	1,117.27
44	122-7531	109	0.012081578	1,449.79	0.00	1,449.79
33	123-7531	63	0.006982931	837.95	0.00	837.95
32	124-7531	88	0.009753935	1,170.47	0.00	1,170.47
31	125-7531	64	0.007093771	851.25	0.00	851.25
30	126-7531	90	0.009975615	1,197.07	0.00	1,197.07
84	129-7651	87	0.009643095	1,157.17	0.00	1,157.17
83	130-7651	83	0.009199734	1,103.97	0.00	1,103.97
82	131-7651	92	0.010197295	1,223.68	0.00	1,223.68
81	132-7651	71	0.007869652	944.36	0.00	944.36
85	133-7651	106	0.011749058	1,409.89	0.00	1,409.89
80	134-7651	86	0.009532254	1,143.87	0.00	1,143.87
86	135-7651	82	0.009088894	1,090.67	0.00	1,090.67
79	136-7651	84	0.009310574	1,117.27	0.00	1,117.27
78	137-7651	88	0.009753935	1,170.47	0.00	1,170.47
77	138-7651	85	0.009421414	1,130.57	0.00	1,130.57
76	139-7651	90	0.009975615	1,197.07	0.00	1,197.07
13	201-7511	83	0.009199734	1,103.97	0.00	1,103.97
14	202-7511	95	0.010529816	1,263.58	0.00	1,263.58

Special Levy Carpet Replacement in Buildings A, B, and C NW 2050

Appendix A

Special Levy #1	120,000.00	Total Aggregate	9022
Special Levy #2	0.00		
Total	120,000.00		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy
15	203-7511	82	0.009088894	1,090.67	0.00	1,090.67
12	204-7511	97	0.010751496	1,290.18	0.00	1,290.18
16	205-7511	73	0.008091332	970.96	0.00	970.96
22	206-7511	85	0.009421414	1,130.57	0.00	1,130.57
17	207-7511	84	0.009310574	1,117.27	0.00	1,117.27
21	208-7511	85	0.009421414	1,130.57	0.00	1,130.57
20	209-7511	88	0.009753935	1,170.47	0.00	1,170.47
19	210-7511	84	0.009310574	1,117.27	0.00	1,117.27
18	211-7511	90	0.009975615	1,197.07	0.00	1,197.07
57	212-7531	90	0.009975615	1,197.07	0.00	1,197.07
56	213-7531	63	0.006982931	837.95	0.00	837.95
55	214-7531	88	0.009753935	1,170.47	0.00	1,170.47
54	215-7531	84	0.009310574	1,117.27	0.00	1,117.27
58	216-7531	85	0.009421414	1,130.57	0.00	1,130.57
53	217-7531	86	0.009532254	1,143.87	0.00	1,143.87
59	218-7531	73	0.008091332	970.96	0.00	970.96
52	219-7531	90	0.009975615	1,197.07	0.00	1,197.07
60	220-7531	82	0.009088894	1,090.67	0.00	1,090.67
51	221-7531	84	0.009310574	1,117.27	0.00	1,117.27
50	222-7531	88	0.009753935	1,170.47	0.00	1,170.47
49	223-7531	62	0.00687209	824.65	0.00	824.65
61	224-7531	115	0.012746619	1,529.59	0.00	1,529.59
48	225-7531	63	0.006982931	837.95	0.00	837.95
47	226-7531	88	0.009753935	1,170.47	0.00	1,170.47
46	227-7531	64	0.007093771	851.25	0.00	851.25
45	228-7531	90	0.009975615	1,197.07	0.00	1,197.07
95	229-7651	87	0.009643095	1,157.17	0.00	1,157.17
94	230-7651	83	0.009199734	1,103.97	0.00	1,103.97
93	231-7651	92	0.010197295	1,223.68	0.00	1,223.68
92	232-7651	71	0.007869652	944.36	0.00	944.36
96	233-7651	107	0.011859898	1,423.19	0.00	1,423.19
91	234-7651	86	0.009532254	1,143.87	0.00	1,143.87
97	235-7651	84	0.009310574	1,117.27	0.00	1,117.27
90	236-7651	84	0.009310574	1,117.27	0.00	1,117.27
89	237-7651	88	0.009753935	1,170.47	0.00	1,170.47
88	238-7651	85	0.009421414	1,130.57	0.00	1,130.57
87	239-7651	90	0.009975615	1,197.07	0.00	1,197.07
24	301-7511	86	0.009532254	1,143.87	0.00	1,143.87
23	302-7511	97	0.010751496	1,290.18	0.00	1,290.18

Special Levy Carpet Replacement in Buildings A, B, and C NW 2050

Appendix A

Special Levy #1	120,000.00	Total Aggregate	9022
Special Levy #2	0.00		
Total	120,000.00		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy
25	303-7511	73	0.008091332	970.96	0.00	970.96
29	304-7511	85	0.009421414	1,130.57	0.00	1,130.57
26	305-7511	84	0.009310574	1,117.27	0.00	1,117.27
28	306-7511	85	0.009421414	1,130.57	0.00	1,130.57
27	307-7511	85	0.009421414	1,130.57	0.00	1,130.57
71	312-7531	98	0.010862337	1,303.48	0.00	1,303.48
70	313-7531	88	0.009753935	1,170.47	0.00	1,170.47
69	314-7531	84	0.009310574	1,117.27	0.00	1,117.27
72	315-7531	85	0.009421414	1,130.57	0.00	1,130.57
68	316-7531	86	0.009532254	1,143.87	0.00	1,143.87
73	317-7531	73	0.008091332	970.96	0.00	970.96
67	318-7531	90	0.009975615	1,197.07	0.00	1,197.07
74	319-7531	82	0.009088894	1,090.67	0.00	1,090.67
66	320-7531	84	0.009310574	1,117.27	0.00	1,117.27
65	321-7531	88	0.009753935	1,170.47	0.00	1,170.47
64	322-7531	62	0.00687209	824.65	0.00	824.65
75	323-7531	109	0.012081578	1,449.79	0.00	1,449.79
63	324-7531	90	0.009975615	1,197.07	0.00	1,197.07
62	325-7531	93	0.010308136	1,236.98	0.00	1,236.98
104	329-7651	84	0.009310574	1,117.27	0.00	1,117.27
103	330-7651	92	0.010197295	1,223.68	0.00	1,223.68
102	331-7651	71	0.007869652	944.36	0.00	944.36
105	332-7651	107	0.011859898	1,423.19	0.00	1,423.19
101	333-7651	86	0.009532254	1,143.87	0.00	1,143.87
106	334-7651	84	0.009310574	1,117.27	0.00	1,117.27
100	335-7651	84	0.009310574	1,117.27	0.00	1,117.27
99	336-7651	88	0.009753935	1,170.47	0.00	1,170.47
98	337-7651	86	0.009532254	1,143.87	0.00	1,143.87
	9022	100%		120,000.00	0.00	120,000.00

SPECIAL RESOLUTION “A”

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Property Act requires disposition of the Operating Account, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the _____ day of _____, 2018.

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve transferring the 2018 year end accumulated deficit/surplus from/to the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2018 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION “B”

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Since:

- section 119 of the Strata Property Act requires a Strata Corporation to have bylaws, and
- the bylaws of Strata Plan NW2050 need to be updated to be consistent with the Strata Property Act.

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

- the existing bylaws of Strata Plan NW2050 and the Standard Bylaws under the Strata Property Act be replaced, and
- replaced with the bylaws included with this Annual General Meeting package

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2018 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION “C”

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to add a Bylaw prohibiting the cultivation of cannabis plants in a strata lot, the common property, or shared facilities, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the _____ day of _____, 2018.

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve the addition of Bylaw 4.1(j) “A resident or visitor must not use a strata lot, the common property, common assets or shared facilities for growing cannabis plants”

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2018 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION “D”

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to add additional information to bylaw 8. Alterations to a Strata Lot, 8.5, specifying the IIC (Impact Insulation Class) and STC (Sound Transmission Class) ratings for the underlay, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the _____ day of _____, 2018.

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve the amendment of the Bylaw 8.5 to read as follows: “An owner must ensure any hard surface floors installed in a strata lot, are installed over a high quality sound-deadening layer. The acoustic underlay must have a rating of at least IIC74 STC73. If, after installation, the hard surface floors cause noise that disturbs another resident, the owner must ensure that travel area of the hard surface is carpeted.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2018 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION “E”

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to replace the carpeting in Buildings A, B, and C, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the _____ day of _____, 2018.

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve replacing the carpets in Buildings A, B, and C for the total cost of \$120,000 to be paid by special levy in three equal payments starting on February 15, April 15, and June 15, 2019. (For example for the amount of \$1,263.58 the levy is divided by 3 months of equal payments is \$421.19 for February, April and June, 2019)

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2018 in the presence of:

Strata Council Member

Strata Council Member

INSTRUCTION FOR COMPLETING A PROXY

1. The Owner completing this proxy should insert the name of the person to be appointed in the space provided. Such person need not be an Owner of a strata lot in Cypress Point ABC.
2. Please enter the suite number in the space provided; this will facilitate the counting of votes.

CO-OWNERS

3. Co-owners should each sign the proxy. Where the proxy is signed by a company, either the company's common seal must be affixed to the proxy or it should be signed by the company under the hand of an officer or any attorney duly authorized in writing, which authority must accompany this proxy.

PROXIES MAY BE:

Brought to the meeting in person by the appointee;

Faxed/mailed to:

Cypress Point ABC
#338, 7651 Minoru Blvd
Richmond, B.C.
V6Y 1Z3
Fax: 604 279-1553

Hand delivered to the Cypress Point Office in Building A (7511 Minoru)

Delivered to a council Member any time prior to the meeting

COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN 4: 00 P.M. BY MAIL/FAX ON AND NO LATER THAN 7:00 P.M. IN PERSON AT THE MEETING ON DECEMBER 4, 2018.

PROXY APPOINTMENT

Re: Suite # _____ **Strata Lot #** _____

Strata Plan NW2050, Cypress Point ABC

7511, 7531, 7651 Minoru Boulevard

Richmond, B.C. V6Y 1Z3

I/We hereby appoint _____ as my/our proxy to vote on my/our behalf at the Annual General Meeting of the Owners of Strata Plan NW2050 to be held on December 4, 2018.

ITEM	IN FAVOR	AGAINST	AT PROXY'S DISCRETION
Special Resolution "A"			
Special Resolution "B"			
Special Resolution "C"			
Special Resolution "D"			
Special Resolution "E"			

I / We wish to be recorded as voting on the items of business outlined in the agenda as indicated above.

OWNERS SIGNATURE

OWNERS SIGNATURE

DATED THIS _____ **DAY OF** _____ **2018.**

CYPRESS POINT RAFFLE

DATE: DECEMBER 4, 2018

TIME: AT THE END OF THE AGM

PLACE: PAVILION LOUNGE

TICKET: COMPLETE THE FORM BELOW AND AS YOU ENTER DROP IT IN THE RAFFLE BOX PROVIDED AT THE AGM.

RULES: TO BE ELIGIBLE YOU MUST BE IN ATTENDANCE IN PERSON AT THE Annual General Meeting.

RAFFLE BALLOT

NAME: _____

SUITE #: _____